129 FLATS AND APTS. TO RENT UNFURNISHED

THE REGENCY
APARTMENTS
Opp. Jubilee Hospital
1975 Lee Ave. at Fort

Take this opportunity to rent a modern one-bedroom or two-bedroom suite consisting of large living room, bedroom, kitchen equipped with electric range and fridge. Electric fans in kitchen and bathroom. TV hookup, automatic washer and spin dryer included in rent. Suites available without steps. No children. $85, $90 and $100 per month. Resident agent, Mr. C. Paas. Suite No. 111. EV 5-9960. Open for inspection, 2-4 p.m., 7-9 p.m., daily. Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

Available, 2-room suite with private bathroom and hot water heating, close in. Rental $53 per month. Phone EV 3-2823.

Available April 1. 4-room suite, 2 bedrooms in modern apartment block close to city with self-controlled hot water heating, $80 per month. Phone EV 5-2257.

Available, upper 4-room (2-bedrm) suite, Gorge district. Duplex with HW heating. Phone EV 5-6646.
Stewart Clark & Co.
608 Broughton St.

TUDOR APARTMENTS, DE LUXE 1-bedroom suite close to park and shopping centre, wired for all channel T.V., electric frig. and stove, fully automatic washing facilities. Carport available. No children. $85. EV 3-8385.

ROSS APARTMENTS, 1955 OAK Bay Avenue. Large de luxe self-contained ground floor 1-bedroom suite, electric kitchen, washing and drying facilities. Wired for TV. Adults only. $90 per month. Available April 1st. Apply Suite 3, or phone GR 7-3264.

JUBILEE DISTRICT—COMFORTable 3-room self-contained suite, oil range and oil heater. Vacant April 1. $55 a month. 1008 Redfern St. EV 2-9879.

MODERN 3-ROOM HEATED suite. Electric range and refrigerator. Private entrance. $80. April 1. 949 Southgate St. Phone EV 3-3259, EV 2-2195.

CRAIGDARROCH AREA, 4-ROOM suite, electric kitchen, dinette, TV, $75. April or May 1. EV 3-2925.

UPPER SELF-CONTAINED, HEAT, light, water, gas stove, $65. Phone EV 3-1086, evenings.

130 FLATS AND APTS. WANTED

WORKING COUPLE WITH NINE-year-old girl want two-bedroom duplex or apartment heated with stove and frig. Call between 5 and 7 p.m. EV 4-3125.

3 OR 4-ROOM FURNISHED ground-floor apartment or house in Esquimalt. Young couple with two children. Reasonable. EV 5-0447.

OR UNFURNISHED 3-ROOM COTtage. Langford, pensioners. Phone EV 4-5500.

SUITES NEEDED. NO CHARGE TO landlords. Rentals Unltd. EV 2-3544

132 HOUSES TO RENT FURNISHED

UPLANDS — FIVE-ROOM HOUSE, fully furnished. Full bsmt, oil furnace, dr-in garage. April 1 for 5 months. $125. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

FULLY-FURNISHED RANCH-style 6 rms, HW heating, elec kit, TV. Adults only. References. May 9-Oct. 9. 1901 Fairfield Rd. (corner Foul Bay). EV 4-3688.

NICE SEASIDE HOME, RENT free to French married couple, for care elderly man. No children. No smoking. Pays board. EV 4-4935.

FULLY FURNISHED, 2 BEDRMS, TV combination, garage included. $90. EV 4-8831.

MODERN COTTAGES, WINTER rates. Trailer space. GR 8-1823.

133 HOUSES TO RENT UNFURNISHED

2608 DOUGLAS ST.
EV 5-4574.

FOUL BAY ROAD—Two-bedroom home, living room with fireplace, dining room, kitchen, full basement with wood and coal furnace. $75 per month. Available April 1.

RUTLEDGE — Modern bungalow with two bedrooms, living room with fireplace, dining area, bathrm, kitchen equipped with elec range and fridge. $85 per month. Full basement. Wood and coal furnace. Children accepted.
Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

4-ROOM UPPER DUPLEX—Stadacona Dist. 2 bedrms, heat and range inc. Vacant. $75.
THREE-BEDROOM HOUSE — Oil furnace, Esquimalt, residential area, wired for range, $100.
905 McCLURE—1-bedroom duplex, gas range, vacant, $65.
QUADRA-TOLMIE—4-room duplex, oil range, vacant, $60.
1029 TOLMIE AVE—3 rooms, gas range, $53.
HIGH LOCATION—Beautiful view; large 3-rm suite, gas range, heat included, $85.
TWO BEDROOM S-by-S DUPLEX—Jubilee area; range and fridge; April 1st, $85.
BROWN BROS. AGENCIES LTD.
1125 Blanshard St. EV 5-8771

OAK BAY, THOMPSON AVENUE—Modern bungalow with large living room, dining room, two good bedrooms, hardwood floors, Oil-O-Matic heat. Kitchen wired. Separate garage. Full basement. Nice garden. $100 month, on lease for one year or longer. No children. P. R. Brown & Sons Ltd., 1112 Broad St. Phone EV 5-3435.

CADBORO DAY—Very compact 3-rm cottage, utility rm and hot water heating. Near stores, bus and beach. Rent $70.
FAIRFIELD—S by S duplex, 2 bedrms, oil hot air. Oil burning stove, garage. Rent $75.
Both available April 1.
SWINERTON'S. EV 3-7181

FERNDALE RD., GORDON HEAD. 2-bedroom bungalow, wonderful view of Straits, electrically equipped, oil heat, some gardener services included. Adults. Available April 15. $125 per month. Pemberton Holmes Ltd., 1002 Government. EV 4-8124.

AVAILABLE IMMEDIATELY, lower duplex, 1 bedrm, living room, kitchen and bath. Water and electricity included. $55 per month. Please call EV 5-8704 or evenings GR 7-3642. Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

IMMEDIATE POSSESSION, 3 BEDroom, oil heat bungalow. Full basement, drive-in garage, 6 months old. By Gorge Vale Golf Club. $100 per month. Western Homes Ltd., 611 Yates Street. EV 2-2157.

3 BEDROOMS, LARGE LIVING room, dining room, utility room, automatic electric range, automatic oil, high Rockland area, complete privacy in back garden, quiet street. Phone EV 4-9588 evenings.

BRAND NEW
Duplex, lower, 2 miles from city centre, off Douglas, 1 bedroom, utility room, electric range and heat. Children welcome, $75. 3496 Short St. anytime.

212 ST. LAWRENCE STREET, 3-bedroom SxS duplex. Children accepted, fenced yard, garage, $72.50. Johnston & Co. Ltd. Phone EV 5-2471.

FAIRFIELD, 155 WILDWOOD Ave. 2-bedroom side-by-side duplex, $75 or phone evenings, EV 3-3607.

4-ROOM TRI-PLEX, OIL RANGE in kitchen, 3 blocks city centre. Rent $60. EV 4-1061 or 1008 Johnson St.

3-BEDROOM HOME FOR RENT, North Quadra area. Nice surroundings. Reasonable. Full particulars. EV 3-3905.

LOVELY HOME ON SALT SPRING Island. Consideration given for caretaking duties. Retired couple preferred. EV 2-9368.

3 NICE ROOMS, $75 PER MONTH. Available April 1. EV 4-3653.

133 HOUSES TO RENT UNFURNISHED

SIDE-BY-SIDE DUPLEX. 2 BEDrooms, living room, dining room. Automatic oil heat. EV 3-8503.

APRIL 1, FAIRFIELD, DE LUXE 3-bedroom duplex, $110 month. EV 2-9888.

3-BEDROOM HOME. CLOSE TO bus, schools and shopping centre. GR 7-2856.

2 BEDROOMS, PARTLY FURnished, 6-mile circle. Apply E. E. Heath, 625 Yates St.

NEAT, CLEAN, 2-BEDROOM BUNgalow available April 1. Centrally located. $75 per month. GR 9-3898.

3-BEDROOM HOUSE, AUTOMATIC oil. EV 5-3890.

ATTRACTIVE, MODERN, 2-BEDroom home. Oil-O-Matic. EV 3-3636.

3 BEDRMS, RANGE, GARDEN, garage. Apply 121 Croft St.

7-ROOM HOUSE, APPLY 1042 Hillside.

134 HOUSES WANTED TO RENT

WANTED—A 3 or 4-BEDROOM home fairly close to schools. Home may be either furnished or unfurnished, available from 6 months to a year. Must accept children. Will pay up to $150 per month and will supply references. Contact Rental Dept. Ker & Stephenson, Limited. Phone EV 5-3411.

WANTED!
Modern 3 or 4-bedroom, unfurn. house in High Quadra or Lake Hill district, from May 1st. Will pay reasonable rent. GR 9-2022.

3-BEDROOM HOUSE, OAK BAY, Cadboro Bay, or Mt. Tolmie. Careful tenants. GR 7-1807.

3 BEDROOM, UNFURNISHED house, near Sidney. GR 5-2711, 9 to 4.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

FORT AND BROAD STREETS
Prominent corner—available 1,500 sq. ft. single or en suite offices. Well heated, janitor service. Very reasonable rents. Apply A. Bernard & Co. Ltd. 629 Fort St. EV 4-9335.

141 MORTGAGE LOANS

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:
Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5111.

MONEY TO LOAN
We have the following amounts available for first mortgages:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128, 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 603 Gorge Road. Telephone EV 2-5148.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR, LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

WILL DISCOUNT FEW SMALL first mortgages. Private funds. Victoria Press, Box 2001.

145 BUSINESS OPPORTUNITIES

EXCLUSIVE DISTRIBUTORS WANTED
VANCOUVER ISLAND
A proven sensible product with a million uses! First time offered on the Island. (Not a house-to-house item), sold to stores, businesses, etc. Your chance of a lifetime for quick money—plus a permanent income. Contact KAREL DE ROO, Saturday only, 9-5, for interview same day. Investment in merchandise required. Phone EV 3-7137, Strathcona Hotel.

A GOOD PLACE TO LIVE
and
A GOOD INCOME TOO!
5 excellent suites, close-in location, fully equipped and in top condition. Trouble-free, returning 12½%. Owner in east, asking rock-bottom price, $17,000 cash handles $31,500
W. Bailey, EV 2-8117;
eves. EV 3-3085.
Newstead Realty Ltd., 766 Fort St.

genuine retirement income
Brand new S by S duplex in A-1 rental area. Each side has family living room, cab kit, two bedrms, Pembroke bath and dinette. Utility rooms, oil furnaces. Corner lot close to schools and stores. $15,500. Price ONLY
Excellent mortgage arrangement. Exclusive with Phil Simpson, Town & Country Homes Ltd., EV 2-7276 anytime. 851 Pandora Ave.

3 SUITES CLOSE IN
Trade or Offers Down
If you own your own home or have a limited amount of cash, call now. This is a very nice income building in top location and condition. Auto oil heat, separate entrances, meters, etc. Full basement, ranges and fridges included. Owner away and must sell immediately. Possible expansion. Full price $19,750
C. Mallett, Western Homes Ltd.,
EV 2-2157 anytime.

REVENUE
AND
Light Industry
Large home with a suite rented for $65 per mo. leaving 1-bedrm suite for owner. Two additional lots with the house. Zoned for light industry. This is a snap at the full price of $11,000
Call EV 5-2458 for Gordon Marshall, res. GR 9-2725, or Sam Paterson, res. EV 5-8592.
BYRON PRICE REALTORS

FOR SALE OR RENT. BUNGALOW suitable for office, studio, school, clinic or club. Off Fort Street. Electric heating. Separate wash room accommodation. EV 4-2933.

145 BUSINESS OPPORTUNITIES

DUPLEX
BRAND NEW
This is a must see on your list. Spacious 2-bedrm suites.
OIL-O-MATIC HOT WATER HEATING
Many features including colored fixtures in bathrooms and automatic washer in basement. Situated close in near bus, schools and shopping. Your down payment may do with property trade considered as part of the down payment.
Full price $22,900
Call T. Mullen, GR 7-3642 or office EV 5-8704.

Commercial
On Douglas St., near Roundabout, property consisting of three apartments and two stores. Approx $300 per month revenue. Could be increased.
Cash price $21,000
Finances could be arranged
Please call B. J. Merchant, bus., EV 5-8704 or eves. EV 5-2108.
Frank A. Martin Agencies Ltd.
1114 Blanshard St.

GOOD CITY FRONTAGE
TWO SPACIOUS GROUND FLOOR PREMISES IN BUSY PEDESTRIAN AREAS NEAR GOOD PARKING. SUITABLE FOR SHOWROOMS, INTERIOR DECORATING OR PHOTOGRAPHIC BUSINESS.
FOR FURTHER PARTICULARS PLEASE CONTACT
J. H. Ford EV 5-3411 Larry Wagner
KER & STEPHENSON LTD.

OAK BAY REDUCED
REDUCED
REDUCED
$14,750
DUPLEX
This lovely duplex located in Oak Bay South reduced $1,000 for quick sale. For appointment to view contact G. Marshall or S. Paterson
EV 5-2458 anytime
BYRON PRICE REALTORS

FAIRFIELD
6 SUITES
TRADE OR TERMS
Illness of owners force the sale of this very attractive conversion. 6 furnished units. Gross is $320 per month, plus 3 rooms for owner. Oil HW heating system; economical in every way. Owners will trade for bungalow, duplex, all offers considered. This is value and the price only $29,500. N. Thornber, Western Homes Ltd., EV 2-2157.

BONA FIDE
Cash Business—
Hard Goods
Well established, city location, close in, low overhead, ideal operation, hours 9 - 6 p.m. Stock approximately $10,000. Excellent net income. Full particulars, terms, reason for selling, etc. Please call Mr. Houston, EV 5-3435, res. EV 5-6476.
P. R. BROWN & SONS LTD.
1112 Broad St.

REVENUE
7 SUITES—ROCKLAND — $30,000
18 SUITES—CITY — $55,000
7 SUITES, NEW—CITY — $55,000
8 & STORE—FAIRFIELD — $58,500
ROOMING HOUSE — $18,000
7 RENTALS — $16,500
And several other good investments.
Full particulars.
Jack Brown, EV 4-4976;
Jack Middleton, GR 9-4327.
PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

DUPLEX
OVER 12% NET
This up-and-down Duplex is in top condition and will be hard to beat as an investment or home and revenue. Let us show you this for value. Full price with terms $10,800
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL & CO. LIMITED
1239 Broad Street EV 4-7341

BUSINESS BLOCK
Solid construction, stores and apartments above. Ideal investment. $21,000 cash down or will consider good mortgage paper and cash for equity. Price $41,000.
Mr. Amos, Res. EV 2-9787.
LEACH & SPARKS
EV 3-4117 1119 Blanshard St.

RARE OPPORTUNITY
Low down payment considered for undivided half interest in 16 site stucco blk. Grossing $9,400. Price of ½ interest is $32,000
Try your terms.
S. W. Anderson, EV 4-9306;
res. EV 2-8917
Financial Survey Limited

CAFE & COFFEE SHOP
Clean, well equipped and always busy. 18 stools, 5 booths. Close 5 p.m. Just right for you and your wife to operate. Full price $5500
With terms
Stan Hyland, EV 4-9305. Res. EV 3-3520.
Financial Survey Limited

HARDWARE
EXCELLENT LOCATION
Local owner has other interests. Will pay good dividends to a progressive party. Stock approximately $8,000, plus fixtures. This is worth investigating.
Call Walter Amos, EV 4-6606
Alfred Carmichael & Co. Ltd.
1239 Broad Street EV 4-7341

DOWN TOWN. New, very modern apartment block or motel. This is a convertible either way. As an apartment block it is netting over $7,400 annually. Be smart switch over to motel and double your money. This is an EXCLUSIVE listing and well worth investigating.
Peter Brown EV 4-5022, EV 4-5537
THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022, EV 4-5016

THIS BUILDING HAS COFFEE counter, dining room 75 seats, 2-BR living quarters. Fully equipt, is free of debt and doing profitable business. Complete details call George Dickason, evenings EV 3-6449. King Realty, EV 2-2131.

5 SUITES, NEW
This new block of spacious one and two-bedroom suites was planned for high return, low cost, trouble-free operation in one of the better rental areas. Full price only $45,000. McMahon, EV 2-8117, or GR 7-1455. Newstead Realty Ltd., 766 Fort.

WANTED—SMALL, CLEAN BUSINess (not groceries). $4,500 down. Full details, Victoria Press, Box 106.

ATTRACTIVE REVENUE PROPerty. Rentals $230 a month. Good terms. Phone GR 7-6653.

145 BUSINESS OPPORTUNITIES

APARTMENT BUYERS
16 Large Suites
11 Large Suites
TWO OF THE BEST, GENUINE QUALITY BUILT APARTMENT BUILDINGS IN VICTORIA. IMMACULATE PROPERTIES BUILT 2 YRS. BARGAIN PRICE FROM BUILDER
Large well-finished de luxe suites—living rooms from 17 to 25 feet, 20-yr bonded roof, all copper flashings. Zoned automatic hot-water crude-oil heating. Genuine imported hall carpet. Colored high-grade bathroom fixtures. Youngstown kitchens. 22 large garages. Landscaped grounds. Sprinkler system. Fully occupied since built. Sell separately. No agents.
Genuine enquiries apply to builder.
OAK BAY HOLDINGS, EV 4-6888

OAK BAY APARTMENT
4 ATTRACTIVE SUITES, NEARLY ONE ACRE OF LAND PLUS COMMERCIALLY ZONED LOT—PRICE WITH TERMS
$47,350
FOR FURTHER PARTICULARS PLEASE CONTACT MRS. STRODYK EV 3-7174, RES. EV 2-6653.
F. N. CABELDU LTD.

SUBURBAN GROCERY & CONFECTIONERY
Turnover $80,000. De luxe living quarters. O-O-M heating. Modern building. Hours, 8.30 to 8 p.m. No Sundays. Best of equipment. 90% cash business. Owner retiring. Located in fast growing community. Full price for building, fixtures, etc. $32,500
Plus stock at inv. Best buy on the Island. Stan Hyland, Phone EV 4-9305, Res. EV 3-3520. Financial Survey Limited.

DUPLEX
$750 DOWN — $750
5 rms down, rent $75.
3 rms, bathroom up, rents $65.
GROSS RENTS $140.
Present A/S $85 per month.
6% int. monthly payments with $750 down, $85 plus $25.
$110 per month.
LESS EITHER $65 OR $75 PER MO. NET PAYMENT TO PURCHASER. $35 or $45 per mo. Basement. Oil heat. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

MEAT MARKET
If you are a qualified butcher, this may be just the opportunity you have been looking for. $1,800 cash is all it takes to put you on the road to independence. Balance on convenient terms. Lease on premises available for your protection. Please do not ask for information on telephone. Full particulars by appointment with Don Bacon, EV 5-6741 or EV 4-0237.
Price $6950
Northwestern Securities of Victoria Ltd.

3-Ste., Revenue, $11,950
Ideal location. Immediate commercial potential. Situated on Douglas Street. 5-minute walk to city centre. Comprises two 2-room suites up, gas ranges, separate meters. O.S.C hot-water, with full basement, hot-air heating. Well-kept, desirable property in excellent condition. $4,500 will handle. Don't miss this. Call Mr. Houston, EV 5-3435, res. EV 5-6476.
EXCLUSIVE.
P. R. BROWN & SONS LTD.
1112 Broad Street.

2 STORES
5 SMALL APARTMENTS
All rented, recently rewired. Clients provide own heat. Situated busy highway, bus at door. Showing excellent return at $17,000
Clear title. Gross revenue $3,900. Semi-Exclusive.
Mr. Betts, EV 4-9318, EV 3-2998.
C. N. MONTAGUE

OPPORTUNITY
OAK BAY
$1,500 down buys a commercially-zoned duplex, 4 rooms up, 4 rooms down. Owner will carry balance, $75 per mo. at 6%. Revenue of $100 per mo. can be increased. A bargain at $9975
Don't miss it. Call Mr. Ludlow, EV 2-7276, res. EV 3-5101.
TOWN & COUNTRY HOMES LTD.

5 SUITES
ACCOMMODATION FOR OWNER
Close to park and sea. This is a money maker and all in tip top shape. FULLY FURNISHED. $14,000. Call Mr. Ranson or Mr. Lawson, Res. EV 5-6614 or EV 2-4867; Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

AUTO WRECKING
An excellent money-maker doing a large turnover. Includes all modern equipment, excellent bldg. Large property, low truck, extensive stock. THIS IS ONE OF THE BEST. INVESTIGATE NOW. $20,000
Full price
Ron De Montigny
Northwestern Securities of Victoria Ltd. EV 5-6741.

"GARAGE"
Corner location, growing area. Includes buildings, land and best equipment available. This is one of the soundest businesses for a mechanic available anywhere. This won't last so call FRED BERGMAN, EV 5-6741 or EV 5-8816. Northwestern Securities of Victoria Ltd.

FOR SALE BY OWNER—BEAUTIful home or business, panoramic sea view, just outside Victoria. Large lounge with fireplace, sunroom, dining-room, nine bedrooms, four bathrooms, modern kitchen, Oil-O-Matic heat, completely furnished, including linen and china. Four acres of grounds, ample space for swimming pool, tennis court, etc. Salmon fishing at door. Cash payment $15,000. Balance at 5%. Will take small bungalow as part payment. Victoria Press, Box 1999.

LADIES WEAR
Rare Opportunity
to acquire a profitable going business in high fashion ladies wear. Premium location in much sought after premises. Owner on mainland with expanding interests selling at very attractive price. Business and fixtures, $8,500.
Stock at invoice all fresh and selling well about $20,000 on terms. An unusual chance here.
W. Bailey EV 2-8117 and EV 3-3085
Newstead Realty Ltd. 766 Fort St.

8 SUITES—$10,000 GROSS
High Rockland, Government House area, this exclusive apartment with separate private residence for owner will suit the most discriminating taste. Quiet privacy with spacious grounds and gardens offers something special for the revenue-minded. Low down payment and high returns. Owner EV 2-0222. $18,000 down. $58,000 full price.

YOUR CHOICE
COMMERCIAL BLOCKS
Three 8-C modern suites plus one store for $26,000—only $6,000 down, or 3 stores plus extra lot for $14,000. More could be said about either of these investments so call L. S. YEO, EV 5-5998 or EV 2-7276 anytime. Town & Country Homes Ltd., 851 Pandora Ave.

EV 5-2875. Financial Survey Ltd. WANTED TO BUY, SMALL, CLEAN downtown business (not grocery). Phone evenings EV 4-0632. Suite 4.

WANTED—SMALL BUSINESS OR motel or what have you. Have $1,000 to $1,500 down payment, negotiate for balance, business with living quarters preferred. EV 3-3176.

145 BUSINESS OPPORTUNITIES

CASH BARGAIN
$1650 F.P.
Fish and chip-style restaurant offered for quick sale. Low overhead; perfect for couple. L. S. Yeo, EV 5-5998. Town & Country Homes Ltd., EV 2-7276 anytime.

GENTLEMAN, 44, MARRIED, HAS $4,000, car to invest, business, or management, or active partnership. Victoria Press, Box 105.

FOR SALE—SMALL RESTAURANT in Port Alberni, fully equipped, reasonable. Selling due to sickness. Victoria Press, Box 1969.

147 EXCHANGE REAL ESTATE

"PENSIONERS"
Snug haven for your retirement years in exchange for your larger home. CASH AVAILABLE to sweeten the deal. The "Little Gem" bungalow has one bedroom and includes excellent oil range and wonderful garden soil. Call JIM GOLBY for friendly courteous service. EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

SELL OR TRADE FOR CITY property, 45 acres, Lantzville. Good buildings, fully equipped. Make good farm, or subdivision. Price $25,000. Good discount for cash. F. Hanson, Lantzville, B.C.

EXCHANGE OR SWAP EQUITY, modern 2-bedroom home, North Vancouver, for 3 or 4-bedroom with acreage near Victoria. No agents, please. EV 3-0583.

149 LISTINGS WANTED

SALES
BY DON BACON
3176 Ayton Place
751 Meaford
2196 Millstream
2878 Leigh
527 Selkirk
818 Hockley
822 Hockley
828 Hockley
2822 Knotty Pine
2824 Knotty Pine
572 Heatherly
3021 Admirals
2730 Winster
. . . If you want to put your property "on the market" at some fantastic figure do NOT call DON BACON. Call one of my competitors. Better to waste his time than mine. . . . However, if you are serious about SELLING your property at fair market value on realistic terms, then reach for the telephone right now and put DON BACON to work for you. IT COSTS NO MORE TO HIRE A MAN WITH A PROVEN SALES RECORD. 24-hr service at EV 5-6741. Northwestern Securities of Victoria Ltd.

Two dwellings containing three bedrooms, living room, dining room, kitchen, full basement. Vicinity of Gorge, Tillicum, Admirals, Rowland Heights (Biscoe Dr.). $2,000 to $2,500 cash available. Please call B. J. Merchant, EV 5-8704 or Eves. EV 5-2108.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

150 HOUSES FOR SALE

HEISTERMAN
FAIRFIELD
REVENUE
Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly at $13,750
Mr. Hamilton EV 3-4161
Eves. GR 7-1555

OAK BAY
3 BEDROOMS PLUS
Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room, 3 bedrooms, cabinet kitchen and 4-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat. Price $13,900
Mr. Blannin, EV 3-4161,
eves. EV 5-1195.

GORDON HEAD
MUST SELL
Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be considered $15,250
Mr. Hamilton EV 3-4161
Eves. GR 7-1555

REAL VALUE
This 3-year-old home has a large bright living room with fireplace, dining room, 2 bedrooms and electric kitchen on the main floor. Full high basement has a drive-in garage, large finished rumpus, laundry and furnace. On a good high lot in the city. Health reasons cause the sale so it is priced to sell, but needs substantial down payment.
FULL PRICE only $10,600
Mr. Gaddes, EV 3-4161;
eves. EV 5-7619.
This is an exclusive with courtesy to other agents.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

$50 MONTH
BUYS
3-ROOM BUNGALOW
2 BEDROOMS PLUS 1 MORE
FULL BASEMENT
FRUIT TREES
CLOSE TO CONVENIENCES
Only $2000 Down
Full Price $6950
Phone Mrs. Johnston, EV 5-6741 now. Northwestern Securities of Victoria Ltd.

THE ROYAL TRUST CO.
Oak Bay, close to shopping area. Six-room, siding two-storey home. Consisting of hall, living room, dining room, kitchen, toilet on main floor. Three bedrooms, 3-pce bath up. Full basement. Oil hot air furnace. To close an estate. Price $6800
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NEAR OAK BAY
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FOR SALE OR TRADE
Duplex, up and down; 4 rooms each floor. Separate meters. Bathrooms and hot water tanks. Priced at $13,500
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150 HOUSES FOR SALE

VICTORIA REALTY LTD.
1115 DOUGLAS STREET
FIRST TIME OFFERED!
We all love living space. New home; entrance hall; large panelled living rm; L-shaped dining room. French door to patio, modern cab kitchen with dinette space, colored bathroom fixtures and vanity, 3 bedrooms, oak floors, full high cement basement, rumpus area, drive-in garage. Imagine 1,300 sq ft and beautiful lot all for $14,500
The best buy in town. Mr Wright EV 2-9145 or eves. EV 2-9409.

OWNER TRANSFERRED
GREATLY REDUCED
Here is a 6-rm rancher much superior in design, quality and location. Utilities are paid. On sewer and cement sidewalks. Close to all schools. Dinette kitchen; electric hood. Sep dining rm, 30 ft. LR, 3 bedrms, tiled bath. Large double closets. Bsmt planned rumpus. Dr-in garage; oil heat. Excellent condition in and out. NHA $81 per mo. $3,000 cash.
Ed. C. Clark EV 2-9145 or
eves. EV 2-8536

RUSTIC SETTING
2 BEDROOMS
I have a choice, well built 2-bedroom home located on quiet street in Lake Hill area, close to schools, shopping and transportation. This attractive home has inviting living room with fireplace, quiet appealing dining room and cabinet kitchen, 4-pce bath, full cement basement, oil heat, spare bedroom in basement. Owner transferred. Vic Wilson EV 2-9145 or eves. GR 7-1178.

FAIRFIELD!
CLOSE IN!
2 blocks from sea. A dandy home with utility room, two bedrooms, HW heat and a den. Full basement. Total price $10,500
Call J. A. Dunick, EV 2-9145
or eves. GR 9-3395

CHILDREN'S SPECIAL
BRAND NEW $12,800
This three-bedrm home is half block to grade school. If you like your little ones home for lunch you will love this home. LR with fireplace, dining rm, cab kit with nook. Full high daylight bsmt. Oil-O-Matic heat. Best buy in town. R. O. Ney. EV 2-9145 or Eves. EV 4-5406.

OAK BAY
NEAR BEACH
This home has many extra features and must be seen to be appreciated. Extra large living rm with fireplace; dining rm, cab kit. Delightful large bathrm. 3 bedrms, one can be den. Patio with door from dining room. Well planted garden with trees. Close to schools, bus and stores. Large rumpus room with fireplace also suite. Sep garage. SEE THIS BEFORE YOU BUY. Generous terms $19,900
Offers. R. O. Ney EV 2-9145 or
eves. EV 4-5406.

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

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YOUR HOME
A fixture of faith
A measure of hope
A treasure of love
A key of family security
It could be a family home close to Catholic church and school for $14,000
A country home with sea view—semi-duplex or family for $10,900
For the home of your choice just give us a call at GR 9-1198.
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F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)
OAK BAY
$15,700 Five-room stucco bungalow plus room in basement and utility room. Full basement Oil-O-Matic. Drive-in garage, large lot.
See R. C. Bennett EV 3-7174
Eves. EV 3-4313
OAK BAY SOUTH
$8950 (Exclusive listing), cosy 5-room bungalow (no steps), full view of sea from back of house. The price includes heater, oil range, fridge. This is an ideal home for couple. See Mr. Bennett, eves, EV 3-4313.

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241
TRADE YOUR CAR
The owner of this 4-year-old, 6-room bung out Blenkinsop way will take your car as part of down payment of $6,000. This is tops, with 20' LR, full basement, oil heat and large 66x200-ft lot. Extras are rumpus room and patio. See Stan Kennedy, eves.
EV 4-4894. Price $13,900

ONLY $9950
FULL PRICE. You will be absolutely pleased with this well located stucco bungalow. Only 9 years old and showing the loving care of ownership. Nicely landscaped corner lot, 4 large rooms with extra room in full basement and monthly payments are only $70 including taxes. You won't think twice on this one so call MRS. E. HARVEY right away at EV 5-6741 or EV 5-4368. Northwestern Securities of Victoria Ltd.

$1000 DOWN
This lovely large home is complete with two baths and extra sink upstairs for easy duplexing or revenue. Needs some redecorating but over-all condition is excellent. If you require a larger home or 2-family dwelling you can't say "no" to this. Don't let the low terms and full price of $7,900 fool you. Phone me right now. Homer Smith, EV 5-6741. Northwestern Securities of Victoria Ltd.

$1000 DOWN
EASY TERMS buys this 3-bedroom family home, close to schools, stores and transportation for your convenience. YOU will look a long time before finding value like this. MUST BE SOLD THIS WEEK-END SO ACT QUICKLY. Call HOMER SMITH at EV 5-6741 for the BUY OF THE YEAR at only $7,950 full price. Northwestern Securities of Victoria Ltd.

BY OWNER, 3-BEDRM MODERN home, full basmt with fireplace, drive-in garage. Close to school, church. Fairfield dist. $15,750, cash to mtg of $8,000 at 5%. EV 5-4536.

LOVELY LARGE TUDOR-TYPE home, St. Charles, near Fort. EV 4-7333.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, you local agents. GR 8-1128 Langford.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES
MAGNIFICENT SWEEPING SEA VIEWS
Beautiful ranch type home situated on secluded ½ acre of property in choice part of Oak Bay. 3 bedrooms, with space for more. Lovely knotty pine kitchen. 3 bathrooms. Many extras throughout. Must be seen to be appreciated. Patio with permanent barbecue, etc.
Full price only $30,000
For further details call B. J. Leverton, EV 3-7707 anytime.

OAK BAY
3 BEDROOMS
First time on the market, attractive home in choice location near golf course. Thru hall, cosy living room with fireplace. Bright electric kitchen with dinette. 3 good bedrooms. Full basement with drive-in garage. O-O-M heat. Nicely landscaped garden. Full price $13,650
Call Hal Wright, EV 5-7707 anytime.

OLIVER STREET
Close to Oak Bay shopping centre. This very attractive 5-room bungalow has a large living room and dining room, bright kitchen with nook, wired for range. Small sunroom, 2 bedrooms and bathrm. Part basement and automatic hot water heating. Ideal for a small family.
Price with terms $12,600
Please call W. G. Curtis,
EV 5-7707 anytime.

OAK BAY BORDER
ELBOW ROOM
Why buy a small new house when you can have this spacious 5-rm. stucco bungalow on a quiet street at far, far less than replacement cost? It contains large living room room, 2 large bedrooms, cabinet kitchen. Full basement with extra room. Auto oil heat and drive-in garage. All this and easily maintained lot for
Full price $11,500
Please call R. Reynolds
EV 5-7707 anytime.

"OAKDOWNE"
ON THE SLOPE
A very pleasant street to live on. Sidewalks, street lighting, all the facilities for family living. Near school, bus and shops. Would you like to live here in an attractive 6-year-old bungalow? Large living room has oak bookshelves around the fireplace. Smart cabinet kitchen, compact work area. Thru hall plan. Three bedrooms. Full high daylight basement. Quick occupancy. N.H.A. 5¼% mortgage.
Full price $17,850
Please call D. G. Whyte, EV 5-7707
anytime.

SEMI-TUDOR
COTTAGE
This is a charming little 2-bedrm cottage located on a quiet Oak Bay street near the Willows Beach. Close to transportation and shopping centre. It sets on a nicely landscaped lot with shrubs and a few fruit trees. There is a living room, cabinet kitchen, 2 bedrooms and 3-pce bath. There is a full basement, autom